



**Hillston Close, Hartlepool TS26 0PE**

**welcome to**

## **Hillston Close, Hartlepool**

This superb four-bedroom detached home sits proudly on an elevated plot within this highly desirable and sought-after location. Oozing with kerb appeal from the moment you arrive, the property offers spacious and well-appointed family accommodation, perfectly suited to modern day living.

### **Entrance Hall**

Under stairs storage cupboard.

### **Downstairs Wc**

Window to side, vanity wash hand basin, low level low flush WC, chrome heated towel rail.

### **Lounge**

24' 8" x 11' 8" ( 7.52m x 3.56m )

Box bay window to front, coved cornicing. french doors to rear, radiator.

### **Kitchen/Diner**

16' 4" x 9' 7" ( 4.98m x 2.92m )

Wall and base units with complimentary working surfaces and co-coordinating splashback tiling, 1 1/2 sink and drainer with mixer tap, recess and plumbing washing machine, built in induction hob with oven hob, boiler in cupboard, spotlights, two windows to rear, door to rear.

### **Landing**

Loft- part boarded, cupboard.

### **Bedroom 1**

12' 9" (max) x 9' 6" (max) ( 3.89m (max) x 2.90m (max) )

Window to rear, fitted wardrobes, radiator.

### **En-Suite**

Pedestal wash hand basin, low level low flush WC, bath with shower over, radiator, window to side.

### **Bedroom 2**

12' 5" x 8' 3" ( 3.78m x 2.51m )

Walk in cupboard, radiator, two windows to front.

### **Bedroom 3**

13' 4" x 8' 6" ( 4.06m x 2.59m )

Window to rear, radiator.

### **Bedroom 4**

11' 9" x 9' 5" (exc wardrobes) ( 3.58m x 2.87m (exc wardrobes) )

Window to front, fitted wardrobes, radiator.

### **Bathroom**

Window to side, pedestal wash hand basin, low level low flush, bath with shower over, radiator.

### **Front & Rear Gardens**

Well established and maintained.

### **Driveway**

Double driveway.

### **Garage**

Personal door to garage.







***view this property online*** [mannersandharrison.co.uk/Property/HAR120272](https://mannersandharrison.co.uk/Property/HAR120272)



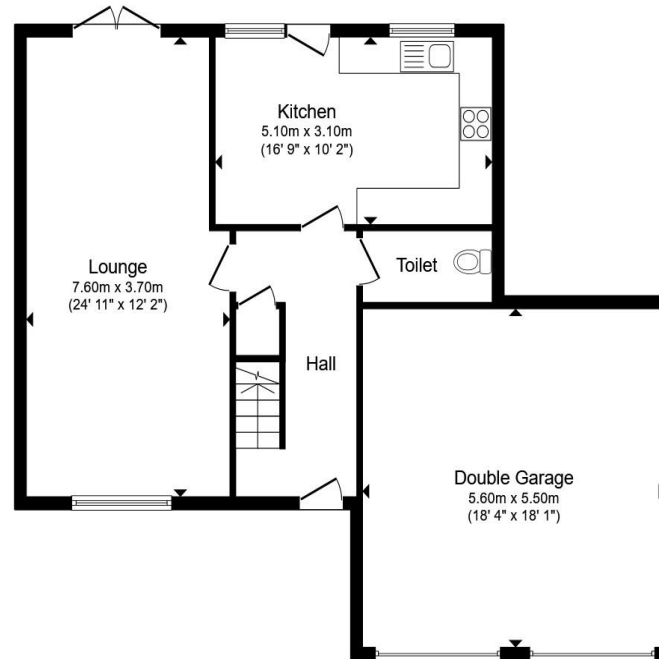
welcome to

## Hillston Close, Hartlepool

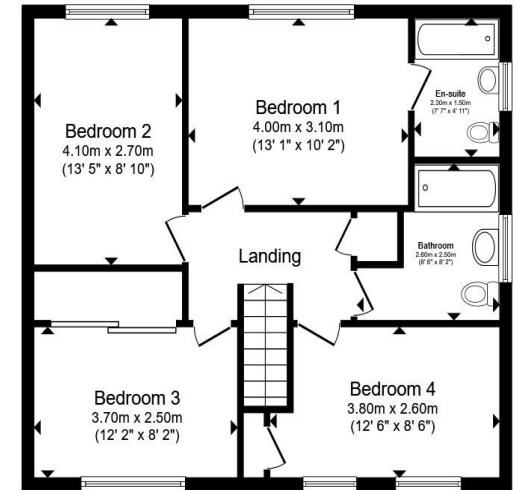
- SOUGHT AFTER LOCATION
- OPEN PLAN KITCHEN/ DINER
- GUEST WC
- FRONT AND REAR GARDENS
- MASTER BED WITH EN SUITE

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£325,000**



**Ground Floor**



**First Floor**

Total floor area 151.9 m<sup>2</sup> (1,635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**view this property online** [mannersandharrison.co.uk/Property/HAR120272](http://mannersandharrison.co.uk/Property/HAR120272)



Property Ref:  
HAR120272 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **manners & harrison**



**01429 261351**



[Hartlepool@mannersandharrison.co.uk](mailto:Hartlepool@mannersandharrison.co.uk)



Shrewsbury House 129 York Road,  
HARTLEPOOL, Durham, TS26 9DW



**[mannersandharrison.co.uk](http://mannersandharrison.co.uk)**